

Subject: Re: 2017 Assessments

From: Blair Besten

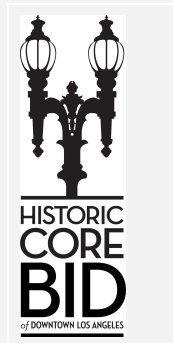
Date: 04/27/2016 04:18 PM

To: Garen Yegparian

CC: Dennis Rader <dennis.rader@lacity.org>, KAREN BOYLE <karenboylecpa@gmail.com>

Copying Karen here who does this work for us.

So these were not condo-mapped? Sometimes when developers are building out apartments they get a tract map for future (and financing) and the assessments change to condos. The owner may be on each unit with a separate assessment but he is still responsible for all of the fees until the units sell...I find it odd they didn't do this but maybe they didn't want to invest in the process.

	<p>Blair Besten <i>Executive Director</i></p> <p>209-211 W 5th Street Los Angeles, California 90013</p> <p>p 213.488.1901 c 213.700.9829 HistoricCore.BID</p> <p>FOLLOW US ON: facebook / twitter / instagram</p> <p>24HR HOTLINE: 213/239-8336</p>
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On Wed, Apr 27, 2016 at 3:57 PM, Garen Yegparian <garen.yegparian@lacity.org> wrote:

Hello Blair,

Dennis Rader had asked me to follow up on your inquiry regarding the buildings at 932 South Hill and 430 South Broadway.

Both have been assessed for their entire square footage from the outset at the rate for non-condo residential buildings (\$.0476/s.f.).

If there is additional information you have, or if I have misunderstood something, please let me know and I will review my work.

Thank you

On Thu, Apr 21, 2016 at 6:26 AM, Rick Scott <rick.scott@lacity.org> wrote:

Dennis - FYI

----- Forwarded message -----

From: **Blair Besten** <blair@historiccore.bid>

Date: Wed, Apr 20, 2016 at 11:02 AM

Subject: Re: 2017 Assessments

To: "Karen Boyle, CPA, CMA, CFM" <karenboylecpa@gmail.com>, Taneda Larios <taneda.larios@lacity.org>, Rick Scott <rick.scott@lacity.org>

Cc: Noah Strouse <noah@historiccore.bid>, Patti Berman <patti@historiccore.bid>

We have a new lofts/apartment building at 932 South Hill that is 18 units plus ground floor retail and 430 South Broadway is an apartment building with ground floor retail plus 69 new units. These are adaptive reuse, but were vacant above ground floor so I believe that changes the methodology. The New Pershing at 500 S Main Street was adaptive reuse in kind so the unit count did not change. It was considered a remodel.

We also have a 5% assessment raise for 2017.

Please let us know if there is any other information you need or that we are missing.



Blair Besten

Executive Director

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On Wed, Apr 20, 2016 at 9:31 AM, Karen Boyle, CPA, CMA, CFM <karenboylecpa@gmail.com> wrote:

Hi Taneda,

We are preparing our assessment list for 2017 billing; did HCBID add any properties in its borders (newly built condo buildings, etc.) that should be included that were not on our last assessment listing?

Thanks,

Karen Boyle, CPA, CMA, CFM
Financial Consultant to the HCBID

[\(818\) 963-0438](tel:818.963.0438)

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Rick Scott
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Garen Yegparian
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